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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE HMDA FOR HERITAGE BUILDINGS-DE-NOTIFICATION OF "UMID MANZIL WITHIN RAJ BHAVAN PREMISES"

[Memo. No. 12814/I_1 /2010-5, Municipal Administration & Urban Development , 13th June, 2011.]

Whereas, the Government in G.O.Ms.No. 102 MA, Municipal Administration & Urban Development Department, Dated:23.03.1998 have notified "Raj Bhavan Old Building" as Grade-III Heritage Building at Sl.No.137.

Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has stated that the proposal relating to the delisting of the said building has been discussed in the heritage conservation committee in its 104th meeting and the Committee recommended that the building need not be de-listed and suggested for undertaking repairs/re placements. He has, therefore, requested the Government for taking necessary further action in the matter.

And whereas, the Chief Engineer (R&B) Building has reported that the said old building existing in the premises of Raj Bhavan is in a dilapidated condition and deteriorated to an extent that the same may cause an imminent threat to lives of the inmates during the coming monsoon season. It was further reported that the age of the building is (119) years and has outlived its life. He has, therefore, requested to delist the said building from the list of Heritage Buildings to avoid any untoward incidents in the premises of Raj Bhavan.

And whereas, the Chief Engineer (R&B) Buildings has also stated that earlier tests were conducted by the JNTU, Heritage Conservation Committee, SERC, Chennai and HMDA, Hyderabad on the said building (Umid Manzil), among other Heritage Buildings, located in the premises of the Raj Bhavan. The expert committee offered certain common recommendations for improvement / strengthening of the Building. Further, the team from the Structural Engineering and Research Centre, Chennai has also inspected the Buildings and offered their opinion on Umid Manzil that the building was not maintained properly and hence considerable amount of damage was noticed. Most of the arches have cracked at centre and sever dampness was noticed on the walls and roofs. Also growth of vegetation was noticed on the walls and in some locations the roots are visible on the wall. Considering the above, it was reported that rectification of the building is not viable and suggested that the building should not be put to any further use or service due to potential hazards to the occupants.

And whereas, the Chief Engineer (R&B) Buildings has further reported that as per the suggestions of the Heritage conservation Committee, the Civil-Aid-Techno-Clinic Private Limited inspected the Building and given its observations, remedies and conclusions on the suitability / habitable conditions of the Building. As per the suggestions of the agency the life of the building cannot be enhanced even after attending to the restorations works at high cost and also it will not prevent probable unwarranted collapse of the building and untoward incidents. It was, therefore, recommended for delisting of the building.

The Government after careful consideration of all the relevant factors of the matter came to the conclusion that there is no feasibility for renovation and restoration of the building as the same is sadly and badly dilapidated and is in imminent danger of falling down at any moment and the same is in a completely unhygienic condition and that the brick work has lost its bearing capacity and masonry is crumpling.

Now, therefore, in exercise of powers conferred by Regulation 13(3) of Hyderabad Zoning Regulations, 1981, under subsection (1) of Section 59 read with Section 34 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) and keeping in view the structural safety of the Building as well as the safety of important visitors whose safety warrants that the premises is fully safe and risk free as it is located in the important premises housing the residence and the Office Complex of the Hon'ble Governor, have proposed to de-notify the Raj Bhavan Old Building (Umid Manzil) from the list of Heritage Buildings notified in the G.O.Ms.No. 102, M.A., Municipal Administration & Urban Development Department, Dated: 23.03.1998.

Now, therefore, notice is hereby given that the above draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh, Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Andhra Pradesh, Secretariat, Hyderabad - 500 022.

B. SAM BOB,
Principal Secretary to Government (UD).

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